33 Herons Way, Pembury, Tunbridge Wells, TN2 4DW.

Guide Price £550,000 - £575,000

Jack Charles
Estate Agents

*Sales & Lettings*

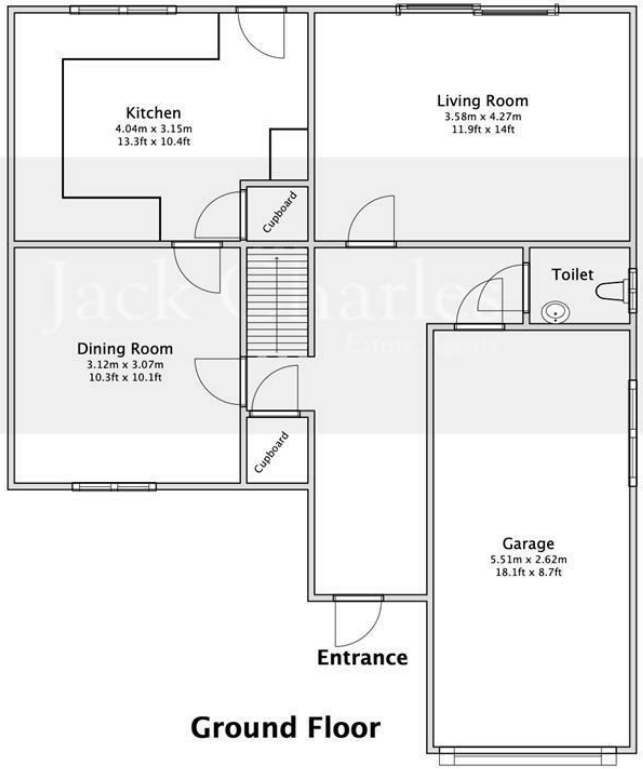
- Pretty Detached House
- Scope To Extend STPP
- Three Double Bedrooms
- Three Bedrooms
- Front, Side & Rear Gardens
- Newly Fitted Family Bath With Shower
- Two reception rooms
- Kitchen
- Intergral Garage & Parking

**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

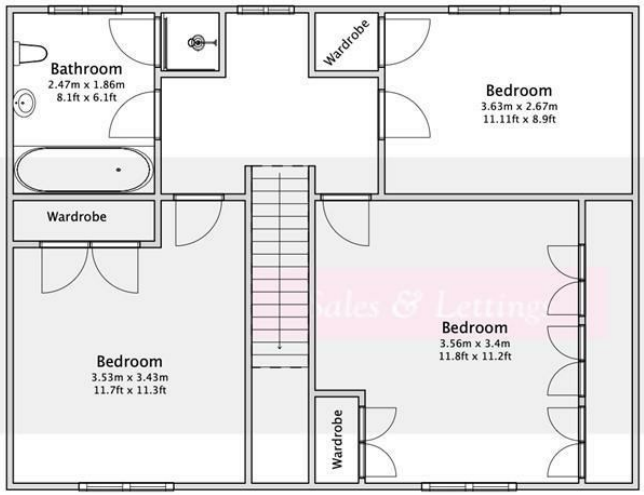
# 33 Herons Way

Approximate total internal area:
118m2 ( 1273sqft)

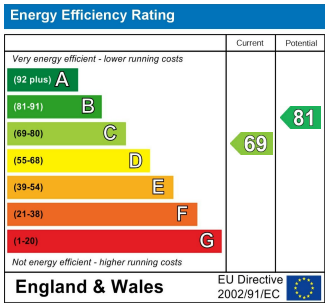
Although measurements have been taken to ensure accuracy, they are approximate on this floor plan and is for illustrative purposes only




Ground Floor




First Floor




Important Notice:
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

**To Be Sold**

Jack Charles are delighted to offer this attractive and well maintained three bedroom detached family home, ideally positioned within a quiet and desirable residential road in the highly regarded village of Pembury. The property offers spacious and versatile accommodation, a private rear garden, and excellent scope to extend subject to the necessary planning permissions.

The ground floor comprises a welcoming entrance hall leading to a generous lounge with large windows overlooking the rear garden, allowing plenty of natural light. A separate dining room to the front provides a great space for family meals and entertaining. The fitted kitchen offers a good range of wall and base units, ample worktop space, and access to the rear garden.

A downstairs cloakroom/WC adds convenience, while the integral garage provides useful storage and potential for conversion into additional living space or a home office, subject to the usual consents.

Upstairs there are three well proportioned bedrooms and a modern family bathroom, recently redecorated in a contemporary style with quality fittings.

Externally, the property is set back from the road with a private driveway providing off road parking and access to the garage. To the rear, the enclosed garden is mainly laid to lawn with mature borders and a patio area, offering a private space for relaxing or entertaining. The plot also offers further potential to extend, subject to planning permission.

**Pembury**

Pembury is very conveniently situated close to the A21 that bypasses the village and provides a direct connections to the coast and to the M25 further north. For commuters there is a choice of frequent London-bound services from stations in Tunbridge Wells (about 3.3 miles), Paddock Wood (about 5 miles) and Tonbridge (about 5.7 miles).

Residents of Pembury enjoy their proximity to the thriving town of Tunbridge Wells, whether by car or public transport direct to the centre of town (less than 3 miles). Well regarded schools for all ages can be found in the town, as well as secondary level independent schools in Tonbridge, Sevenoaks and the wider area.

Pembury offers local services and shops, including post office, convenience stores, a chemist and a filling station. There is a popular garden centre, and on the outskirts is the new Tunbridge Wells Hospital (2011) can be found.

# Jack Charles

*Estate Agents*

*Sales & Lettings*

6 London Road
Tunbridge Wells
Kent TN1 1DQ
Tel: (01892) 621 721

191 High Street
Tonbridge
Kent TN9 1BX
Tel: (01732) 75 75 80

30 London Road
Sevenoaks
Kent TN13 1AP
Tel: (01732) 678 678

E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk